

State Water Resources Control Board

UST CASE CLOSURE SUMMARY

Agency Information

Current Agency Name: State Water Resources Control Board (State Water Board)	Address: 1001 I Street, P.O. Box 2231 Sacramento, CA 95812
Current Agency Caseworker: Mr. Matthew Cohen	Case No.: N/A
Former Agency Name: Los Angeles City Fire Department (Prior to 7/1/2013)	Address: 200 North Main Street, Suite 1780 Los Angeles, CA 90012
Former Agency Caseworker: Mr. Eloy Luna	Case No.: TTXS0001816

Case Information

USTCF Claim No.: 17510	Global ID: T0603761821
Site Name: Pamela F/Jack M Owour	Site Address: 12003 South Figueroa Street Los Angeles, CA 90042 (Site)
Responsible Party: C and B Properties Attention: Mr. Thomas Hwang	Address: 136 South Lapeer Drive Beverly Hills, CA 90211
USTCF Expenditures to Date: \$0	Number of Years Case Open: 13

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603761821

Summary

The Low-Threat Underground Storage Tank Case Closure Policy (Policy) contains general and media-specific criteria, and cases that meet those criteria are appropriate for closure pursuant to the Policy. This case meets all of the required criteria of the Policy.

The release was discovered when six underground storage tanks (USTs), fuel dispensers and associated piping were removed from the Site in April 2000. Initial sampling indicated concentrations of petroleum constituents in the soil beneath the former USTs. Additional site investigation was performed in May 2004. Results from the additional investigation indicated petroleum constituents were present at the Site to a depth of 35 feet below ground surface (bgs). Petroleum constituents were not detected in samples collected at 40 feet bgs. The Site is operated as a convenience store.

Groundwater was not encountered at the maximum depth explored (40 feet bgs). Depth to water in the vicinity of the Site is estimated to be 200 feet bgs. The nearest public supply well and surface water body are greater than 1,000 feet from the Site. Additional corrective action will not likely change the conceptual site model. Residual petroleum constituents do not pose significant risk to human health, safety, or the environment.

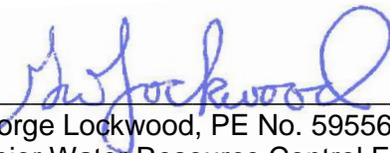
FELICIA MARCUS, CHAIR | THOMAS HOWARD, EXECUTIVE DIRECTOR

Rationale for Closure under the Policy

- General Criteria – Site **MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.
- Groundwater Media-Specific Criteria – Site releases **HAVE NOT LIKELY AFFECTED GROUNDWATER**. There are not sufficient mobile constituents (leachate, vapors, or light non-aqueous phase liquids) to cause groundwater to exceed the groundwater criteria in this Policy.
- Petroleum Vapor Intrusion to Indoor Air Criteria – Site meets **CRITERION 2 (a), Scenario 2**. There are concentrations of petroleum constituents remaining in soil at depth. The minimum distance between the residual petroleum hydrocarbons and existing or potential buildings is greater than 30 feet, and the intervening soil contains less than 100 milligrams per kilogram (mg/kg) of total petroleum hydrocarbons (TPH).
- Direct Contact and Outdoor Air Exposure Criteria – Site meets **CRITERION 3 (a)**. Maximum concentrations in soil are less than those in Policy Table 1 for Commercial/Industrial use, and the concentration limits for a Utility Worker are not exceeded.

Recommendation for Closure

The corrective action performed at this Site ensures the protection of human health, safety, and the environment, and is consistent with chapter 6.7 of the Health and Safety Code and implementing regulations, applicable state policies for water quality control, and the applicable water quality control plan, and case closure is recommended.



George Lockwood, PE No. 59556
Senior Water Resource Control Engineer

3/27/14

Date

